JAMEK
Engineering Services Inc.
"We Build to Engineering Precision"

"We Build to Engineering Precision"
8525 Edinbrook Crossing Suite LL7 Brooklyn Park, MN 55443
Direct: 763 232-4409 • Office: 763 316-5638 • Fax: 763-432-9067
www.jamekengineering.com
jamesv@jamekengineering.com

CONTRACTOR LICENSE #: BC 629632

General Contractor Scope of Work and Cost

09/21/2015

We expect to begin the project at 550 Minnehaha as soon as possible, after the close on the house. The project will be substantively completed within the period of six months from the date the permit is issued by the City of Minneapolis. The estimated completion time of this project is March 31, 2016.

Respectively Submitted,

9/21/15

James Ekhator
CEO, Jamek Engineering Services, Inc.
Email: james@jamekengineering.com
Direct: 763.232.4409

Overview

The RFB process invites supplier to submit competitive bids for project work or products. This process encourages competition and provides prospects with fair and honest dealings with suppliers. The RFB process also allows the prospect to review multiple options within the prospect's preset parameters.

JAMEK Engineering Services Inc.
"We Build to Engineering Precision"

"We Build to Engineering Precision"
8525 Edinbrook Crossing Suite LL7 Brooklyn Park, MN 55443
Direct: 763 232-4409 • Office: 763 316-5638 • Fax: 763-432-9067
www.jamekengineering .com
james.@jamekengineering.com

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY OF WORK

A. Project Identification: As follows:

1. Project: **550 MINNEHAHA REMODEL**
2. Owner: **COMMUNITY ENHANCEMENT GROUP, LLC**

B. The Work consists of the following as described in the Contract Documents:

1. Furnish all mobilization, labor, materials, equipment, and all applicable MN state sales tax required to remodel the property located at 544 Minnehaha Avenue West, Saint Paul, Minnesota 55103 per this Summary, any applicable attached statement of work scope items,
2. Work to be done include interior and exterior work.
3. Contractor to submit thermal images of all applicable areas.
4. Work shall comply with all applicable codes and regulations.
5. Work hours 8:00 A.M. thru 4:30 P.M.
6. Any exterior roof or siding repair patching must match texture and color and must be undetectable from a distance of 6' away.

1.2 EQUIPMENT AND MATERIALS

A. Equipment and materials provided shall be of the best quality available for the intended use. All equipment and materials used in the performance of this contract shall be kept in good, safe operating condition.

1.3 CLEAN-UP

B. All debris resulting from this activity shall be taken from the site and properly disposed of at the end of each work day. All interior surfaces that become dirty or stained as a result of the work shall be thoroughly cleaned, repaired or restored in a manner approved by owners.

PART 2 - PRODUCTS (applicable materials per attached specifications and scopes.)

PART 3 - EXECUTION (Per the following City of St. Paul Inspection, Specifications and Scopes)

BUILDING ----- Estimated Cost $69,512

---

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Install floor covering in bathroom and kitchen that is impervious to water. SPLC34.10 (4)
3. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
4. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
5. Where wall and ceiling covering is removed install full thickness or code specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
6. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
7. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
8. Provide major clean- up of premises. SPLC 34.34 (4)
9. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
10. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
11. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
14. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
15. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
16. Provide ground cover capable of controlling sediment and erosion. SPLC 34.08 (3)
17. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309- Sect. 404.1.6
18. East side of driveway needs a retaining wall.
19. Garage fire wall and ceiling to be repaired to code.
20. Remove all drywall from basement and repair to code with inspections.
21. Replace all damaged wall covering.
22. Insure vapor barrier sealed in exterior walls and ceiling when repairing.
23. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
24. Replace overhead garage door.
25. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
26. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
27. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
28. Exit doors shall be capable of being opened from the inside, easily and without the use of a

key. Remove all surface bolts. SPLC 34.09 (3h)

29. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
30. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
31. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL ----- Estimated Cost $ $3,000

1. Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
2. Rewire/repair basement to current NEC.
3. Based on repair list purchase permit for 8 circuits.
4. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
5. Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
6. Properly strap cables and conduits in basement.
7. Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
8. Check all outlets for proper polarity and verify ground on 3- prong outlets
9. Install hard- wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
10. Remove and or/ re- wire all illegal, improper or hazardous wiring in basement.
11. Garage roughed in, Insure wired to current NEC.
12. All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.

PLUMBING ----- Estimated Cost $4,100

1. Basement - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
2. Basement - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
3. Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
4. Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
5. Basement - Toilet Facilities - reset the toilet on a firm base (MPC 0870)
6. Basement - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
7. Basement - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
8. Basement - Tub and Shower - provide anti- scald valve (MPC 1380. Subp. 5)
9. Basement - Tub and Shower - provide stopper (MPC 1240)
10. Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
11. Basement - Water Heater - not fired or in service (MPC 2180)
12. Basement - Water Meter - meter is removed or not in service (MPC 4715.1700)
13. Basement - Water Meter - meter needs repair or is broken (SPRW Sec. 88.10)
14. Basement - Water Meter - service valves not functional or correct (MPC 1800 Subp 3,4)

15. Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
16. Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
17. Basement - Water Piping - add appropriate hangers (MPC 1430 Subp. 4)
18. Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
19. First Floor - Lavatory - waste incorrect (MPC 2300)
20. First Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
21. First Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200.P.)
22. First Floor - Plumbing - General - Caulk all fixtures to code (MPC 1220 Subp.2)
23. First Floor - Sink - fixture is broken or parts missing (MPC 0200 0.)
24. First Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
25. First Floor - Toilet Facilities - faucet is missing, broken or parts missing (MPC 0200. P.)
26. First Floor - Toilet Facilities - reset the toilet on a firm base (MPC 0870)
27. Second Floor - Lavatory - fixture is broken or parts missing (MPC 0200 0.)
28. Second Floor - Lavatory - faucet is missing, broken, or parts missing (MPC 0200. P.)
29. Second Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
30. Second Floor - Toilet Facilities - reset the toilet on a firm base (MPC 0870)
31. Second Floor - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
32. Second Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
33. Second Floor - Tub and Shower - provide anti- scald valve (MPC 1380. Subp. 5)
34. Second Floor - Tub and Shower - provide stopper (MPC 1240)
35. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING ----- Estimated Cost $5,700

---

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
4. Replace furnace flue venting to code.
5. Vent clothes dryer to code
6. Provide adequate combustion air and support duct to code
7. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one- half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.

8. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct- cleaning contractor that the duct system has been cleaned.
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms

SUMMARY

Carpentry

Exterior

- **Replace hand rails and stairs to porch as required and paint all to match house**
- Repair exterior foundation and landscape to include installation of PVC piping or drain tile as needed to prevent damage.
- Replace garage doors, openers/hardware.
- Install concrete retaining wall at side of garage driveway.
- Replace /repair chain link fencing.

Front Entry / Rear Entry

- If applicable remove and dispose of storm doors.
- Provide and install new storm doors including hardware, closer, wind chain and latch set.
- Replace wood trim/casings for new doors per existing size if applicable.
- Repair/replace all front and rear doors keyed and matched as appropriate.

Basement (total demo),family room, bedrooms(3),kitchen and bath

- Remediate mold on all walls and ceilings.
- Demo and dispose of all basement sheet rock,walls, closets and ceilings.
- Provide and install new sheetrock to walls, closets and ceiling using 5/8" sheetrock per code.
- Remove and dispose of exterior wall insulation.
- Provide and install per code, batting style insulation and poly to exterior wall areas.
- Mud and tape prime and paint (TWO COATS) as required.
- Interior paint is to be low VOC
- Remove, repair/replace windows as required
- Replace windows per existing size and location.
- Install new casing for windows to match existing size. Windows to have lifts and cam locks.
- Provide and install required interior doors.
- Remove and dispose of carpet in all rooms
- Replace flooring with new carpet/tile as designed.
- Remove and replace trim as required.
- Carpet to have Green Seal label
- If Tile, floors to be sealed and waxed after being installed
- Replace/repair electrical and install new fixtures.
- Install new cabinets and appliances in basement kitchen/bath as required.
- Install new sump pump.
- Install radon detection system.

- Repair furnace.
- Clean, deodorize and protect by sealing all ducts against mold.
- Install new 40 gallon energy star water heater.
- Install new central air unit.

1st Floor Living/dining/bedroom

- Repair and patch all sheet rock,walls, closetsandceilings.
- Provide and re-install as required per code, batting style insulation and poly to exterior wall areas where needed.
- Mud, tape, prime and paint (TWO COATS) as required.
- Interior paint is to be low VOC
- Remove, repair/replace windows as required
- Replace windows per existing size and location.
- Install new casing for windows to match existing size. Windowstohaveliftsandcamlocks.
- Provide and install required interior doors.
- Replace flooring with new carpet/tile as designed.
- Remove and replace trim as required.
- Carpet to have Green Seal label
- If Tile,floors to besealedandwaxedafter beinginstalled
- Replace/repair electrical/install new fixtures where needed.

Kitchen

- Repair and replace all damagedsheetrocktowallsandceilings.
- Provideasneedednewbattingstyleinsulationto exterior wall areas per code.
- Removeanddisposeof cabinets(wall&base)andcountertops.
- Provide and install all new cabinets with4"moldedbacksplash.
- Install new countertops.
- Mud, tape, prime and paint (two coats).
- Kitchen to be painted with semi-gloss
- Remove and dispose of old appliances and install new energy star appliances.
- Install center island.
- Remove and dispose of existing tile floor
- Install new tile flooring
- Floors to besealedandwaxedafter beinginstalled
- Remove and replace trim as required.
- Replace/repair electrical/install new fixtures where needed.

2nd Floor Hallway/ bedrooms(3)/closets

- Repair and patch all sheet rock,walls, closetsandceilings.
- Provide and re-install as required per code, batting style insulation and poly to exterior wall areas where needed.
- Mud, tape, prime and paint (TWO COATS) as required.
- Interior paint is to be low VOC
- Remove, repair/replace windows as required
- Replace windows per existing size and location.
- Install new casing for windows to match existing size. Windowstohaveliftsandcamlocks.

- Provide and install required interior doors.
- Replace flooring with new carpet/tile as designed.
- Remove and replace trim as required.
- Carpet to have Green Seal label
- If Tile, floors to be sealed and waxed after being installed
- Replace/repair electrical/install new fixtures where needed.

1st and 2nd Floor Bathroom (2)

- Repair and replace damaged sheetrock to walls and ceilings as required.
- Provide and install per code, batting style insulation to exterior wall areas if required.
- Mud, tape, prime and paint (TWO COATS) as required.
- Interior paint is to be low VOC
- Bathroom to be painted with semi-gloss
- As required install new door and new casing to match existing size.
- Remove/Replace toilet, sink and vanity, tub, shower and surround.
- Repair electrical/replace fixtures as needed.
- Install new tile flooring.
- floors to be sealed and waxed after being installed
- Remove and replace trim as required.

Plumbing

Re-install existing kitchen/bathroom sinks, faucets and drain lines after new tubs, showers, cabinets/counter top replacement and ensure all work properly with no drain and/or faucet leaks. Work to include all water piping, sewer piping, valves, and unions. Frost Shut-offs to be located below ceiling in mechanical area. Floor drain at utility room.

Electrical

- Replace all electrical
- Ensure electrical system meets city and state codes and that all circuits are balanced.
- Replace wiring and meet code.
- Replace all outlets, switches and GFI's. Make sure new GFI's meet code.
- Replace provided fixtures and install new smoke alarm for 1st floor and at existing locations and possible New NightHawk Carbon Monoxide detector with digital readout test buttons in 2nd floor hallway.

General

NOTE: Appliances must match / be of same manufacture (all Energy Star Rated).

NOTE: Tape / sand and prime all new sheet rock throughout. Paint all walls and ceilings. Ensure all walls and ceilings are sound, smooth and in uniform condition.

NOTE: Stain and varnish all new and/or existing wood work, window, doors to match, using two (2) coats

NOTE: Install light switches, outlets, plate covers. Replace missing outlets/switch covers.

NOTE: Install light fixtures through-out dwelling including bathroom lights/exhaust fixtures and ceiling.

END OF SECTION 01100

MINNESOTA DEPARTMENT OF
LABOR & INDUSTRY

License/Certificate/Registration Detail

Class Type:	**RESIDENTIAL BLDG CONTRACTOR**	Number:	**BC629632**
Application No:	**230633**	Status:	**ISSUED**
Expire Date:	**3/31/2017**	Effect Date:	**6/1/2015**
Orig Date:	**11/27/2007**	Print Date:	**6/8/2015**
Enforcement Action:	**NO**		

Name:	**JAMEK ENGINEERING SERVICES INC**
Address:	**8525 EDINBROOK CROSSING** **STE LL7 BROOKLYN PARK , MN 55443**
Phone:	**763-232-4409** Fax: Other: **952-232-4181**

Business Relationship Requirements

Name:	**EKHATOR, JAMES O**	Lic/Reg No:	**QB137241**
Status:	**ISSUED**	Application No:	**265514**
Expire Date:	**3/31/2017**	Effect Date:	**4/1/2015**
Orig Date:	**11/27/2007**		

Another Lookup?

PURCHASE AGREEMENT

(Rehabilitation and Redevelopment Programs)

Seller:	**Twin Cities Community Land Bank LLC**
Buyer:	**Community Enhancement Group, LLC**
Property Address:	**550 Minnehaha Avenue West St. Paul, Minnesota 55103**
Parcel:	**36.29.23.22.0234**
Effective Date:	**August 13, 2015**

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made as of the 13th day of August, 2015 (the "Effective Date"), by and between **TWIN CITIES COMMUNITY LAND BANK LLC**, a Minnesota nonprofit limited liability company ("Seller"), and **COMMUNITY ENHANCEMENT GROUP, LLC**, a Minnesota limited liability company ("Buyer").

Recitals

A. Seller is a participant in certain real estate owned purchase programs and an expanded property acquisition program operated by Seller (the "TCCLB Program") that allow Seller to obtain pre-market and targeted bulk purchase post-market access to certain foreclosed and abandoned properties located in certain economically distressed neighborhoods in the greater Minneapolis and St. Paul metropolitan area.

B. Seller owns certain Property (as defined below) located at 550 Minnehaha Avenue West, City of St. Paul, County of Ramsey, State of Minnesota, legally described on Exhibit A attached to this Agreement (the "Property") which it wishes to sell, and which Buyer desires to purchase; and

C. The parties wish to define their respective rights, duties and obligations related to the sale/purchase of the Property.

NOW, THEREFORE, in consideration of the mutual promises and the respective agreements contained herein, the parties hereby agree as follows:

SECTION 1. PROPERTY

Seller agrees to sell and Buyer agrees to purchase that certain real property located in Ramsey County, Minnesota, legally described on **Exhibit A** attached hereto (the "Real Estate"), together with all hereditaments, improvements, and appurtenances, including: (a) all buildings and improvements now or hereafter constructed or located on the Real Estate (the "Improvements"), and (b) all easements, interests, rights and privileges benefiting or appurtenant to the Real Estate including, but not limited to, all right, title and interest of Seller in, over and to any land lying in the bed of any highway, street, road, avenue, or alley existing or proposed, in front of or abutting or adjoining the Real Estate, and all right, title and interest of Seller in and to any unpaid award for the taking by eminent domain of any part of the Real Estate or the Improvements or for damage thereto by reason of a change of grade of any highway, street, road, avenue, or alley (the "Other Interests") (the Real Estate, Improvements and Other Interests will be collectively referred to as the "Property").

SECTION 2. PURCHASE PRICE

The purchase price for the Property shall be Seventy Four Thousand Nine Hundred Fifty Four Thousand and 21/100 Dollars ($74,954.21) (the "Purchase Price"), which is due and payable by Buyer to Seller, subject to any adjustments in Section 6, by certified check, bank check or wire transfer on the Closing Date (as defined in Section 5(a)).

SECTION 3. EVIDENCE OF TITLE AND REMEDIES

Within a reasonable time after the date of this Agreement, Seller, at Buyer's expense, will obtain a commitment for an owner's policy of title insurance covering the Property from Land Title, Inc. (the "Title Company") and provide Buyer with a copy of the same. The commitment will include copies of all instruments shown as exceptions or referred to therein. Buyer shall have five (5) days after receipt of the commitment for examination thereof and the making of any objections thereto, said objections to be made in writing to Seller within said five (5) day period or deemed to have been waived. If any objections are made, Seller may, but shall have no obligation to, cure such objections. If Seller fails to have cured such objections within fifteen (15) days following Buyer's notice of Buyer's objections, Buyer may elect to do either of the following:

(a) Waive the objection; or

(b) Terminate this Agreement by delivering written notice thereof to Seller without further obligation or claim for damages between the parties.

SECTION 4. CLOSING AND POSSESSION

(a) The "Closing Date" shall be the date on which the closing occurs. Buyer and Seller agree that the Closing Date shall be on or before **August 28, 2015**, unless extended as provided herein. On the Closing Date, Seller shall deliver marketable or insurable title to and possession of the Property to Buyer. Subject to Section 6(f), the Closing Date may be extended by agreement of Buyer and Seller. Any consent to an extension of the Closing Date by Seller shall not be unreasonably withheld.

(b) Closing will be at the offices of the Seller or at such other place mutually acceptable to Buyer and Seller. At closing, Buyer shall deposit with the Title Company sufficient funds to pay the Purchase Price, as adjusted by the Seller Adjustments, as described in Sections 2 and 6. Buyer also shall pay the cost of the title commitment and the premium for a title insurance policy in favor of Buyer, all closing costs charged by the Title Company for conducting the closing and all costs allocated to Buyer under Section 6 below.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year first above written:

SELLER:

TWIN CITIES COMMUNITY LAND BANK LLC,
a Minnesota nonprofit limited liability company

By: Sandra L. Oakes
Sandra L. Oakes

Its: President and Chief Manager

BUYER:

COMMUNITY ENHANCEMENT GROUP, LLC,
a Minnesota limited liability company

By:
Benjamin Jackson

Its: President

Twin Cities
Community Land Bank
Building Neighborhoods
Strengthening Communities

615 First Avenue NE, Suite 410
Minneapolis, MN 55413

PH 612-238-8210
FAX 612-238-8219

www.tcclandbank.org

September 16, 2015

Reid Soley
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101

Re: Construction Financing – 550 Minnehaha Avenue West

Dear Mr. Soley:

The Twin Cities Community Land Bank (Land Bank) has committed $185,000 of acquisition and rehabilitation financing to Community Enhancement Group, LLC for the renovation of the property at 550 Minnehaha Avenue West, St. Paul.

In addition, the Land Bank is administering $35,000 of value-gap Impact Funds from Minnesota Housing Finance Agency to Community Enhancement Group, LLC to be used towards overall projects costs.

We look forward to financing this project and putting this vacant property to productive use. Please do not hesitate to call me with any additional questions 612-238-8213.

Sincerely,

Sandy Oakes

Sandra Oakes
President
Twin Cities Community Land Bank
615 First Avenue NE, Suite 410
Minneapolis, MN 55413
Main : (612) 238-8210
Email : sandra.oakes@tcclandbank.org